

# TIMELESS INNER-CITY LIVING

DEVELOPER : PDG  
MAIN CONSTRUCTION COMPANY : Hamilton Marino  
ARCHITECT : DKO Architecture Pty Ltd  
CONSTRUCTION VALUE : \$90 million  
TYPE : Mixed Residential



Gadsden West Melbourne is an incredible residential development comprising a range of stunning luxury residences. The project draws from Gadsdens rich history, integrating a modern design flare while uncompromising on residential luxury.

**Gadsden is set to be West Melbourne's premier address, providing residents with a lifestyle that perfectly balances community ambiance and rich local culture with extraordinary CBD access.** Property Developer PDG partnered with highly reputed builder Hamilton Marino to bring the project to life.

"This successful outcome was delivered through an extremely challenging three years," said PDG Construction Manager, Josh Griffiths. "The tremendous collaboration of all the stakeholders – City of Melbourne Council, Hamilton Marino, the various authorities, consultants and contractors – meant we were able to deliver on our original commitments."

The project features 165 one, two and three-bedroom apartments, complemented by 16 exclusive townhouses wrapped in the historic façade of J. Gadsden's iconic tin smithing and canning factory. A verdant inner courtyard serves as a serene enclave for residents and a connection point for the surrounding community.

Residents have access to a private rooftop garden, lounge and dining area as well as a gym and fitness centre. Ground floor retail includes a metro-style supermarket that will support the immediate needs of both Gadsden residents and the surrounding community. There are two levels of basement car parking for residents, as well as 22 spaces for shoppers.

Following the PDG Urban model, Gadsden's appeal is underpinned by architecture that is inspired by West Melbourne's local character and industrial roots.

"The multi faceted façades were both a challenge, and a stunning highlight," said Josh. "We worked hard to develop a design that was true to the intention, as well as meeting all building and weather-proofing regulations. A range of façade materials were used including different coloured bricks and solid aluminium cladding, as well as the concrete elements that were angled and chamfered in."

"Every apartment is customised," said Josh. "Nothing is really typical, and there is a wide variety of sizes and configurations."

Work commenced on site in June 2022 with the apartments expected to be settled by October, and the townhouses at the end of November 2023.

PDG is a Melbourne-based, privately owned property organisation that has thrived for over three decades under the original leadership of Founder & Managing Director Vince Giuliano. Starting as a boutique designer-builder company, PDG has grown into one of Melbourne's most successful and trusted developers. With expertise in commercial and residential property development, as well as build-to-rent services, PDG offers comprehensive end-to-end solutions.

Established in 1975, Hamilton Marino Builders is an experienced and dynamic multi-level apartment and commercial construction company.

"We have a long-standing relationship with Hamilton Marino," said Josh. "We work extremely well together and have collaborated on five projects to date, including the current residential development, Boyd Village in Southbank."

By managing the entire development process, PDG delivers better value, higher quality and a more personalised service to their clients. PDG provides continuous project management across the full life of a development. Their end-to-end delivery model affords PDG complete control over the quality of the design – and greater flexibility to respond to market requirements.

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**Below** LTE Construction Group completed bulk excavation, retention and foundation works for the Gadsden West Melbourne development.

**LTE Construction Group specialises in piling and earthworks, particularly basement retention systems, making them the obvious choice for the Gadsden West Melbourne project.**

LTE's scope of works included the design and construction of the basement retention system which involved the bulk excavation, retention and foundation piling, capping beams, temporary anchoring and shotcrete walls to the basement structure. In addition, LTE completed the detailed excavation of the foundations in the basement.

"The basement was over 4,500m<sup>2</sup> in area with an average depth of over 7m so we had to move more than 30,000m<sup>3</sup> of material to construct the basement," said General Manager, Ben Patrick. "That accounts to approximately 2,500 truck and trailer movements which was at times logistically challenging, particularly due to the short time frame to complete the works."

There were approximately 154No. retention piles with an average depth of 11m to be drilled and poured. There were also 21No. foundation piles up to 1.5m dia and drilled to depths in excess of 20m, that were drilled from bulk excavation level within the eastern side of the basement, due to variable rock depths across the site.

"There was an existing façade in the north-eastern corner of the site where we had to pile and complete our bulk excavation in very close proximity to the façade," said Ben. "As the façade structure is very sensitive to movement, we had to take this into account within our design to limit lateral deflection and complete the piling and excavation with the utmost care to ensure the integrity of the façade was not compromised."

Located in Melbourne, LTE Construction Group Pty Ltd is a family owned and operated foundation piling contractor, civil earthmoving contractor and transport provider, with a combined relevant industry experience of 40 years.

Currently led by Nick Maric, Managing Director, LTE has a solid reputation of completing projects on time and to customers' satisfaction. The inhouse team at

LTE Construction Group has experienced piling staff, machine operators and engineers that ensure clients receive the best advice before each project starts.

LTE staff have the capability to re-design projects to provide clients the greatest flexibility and most cost-effective solution for even the most difficult challenging projects. "No matter how big, small or difficult the project is, our team will provide innovative ideas and expert advice to deliver the project both on time and within budget," said Ben.

The LTE fleet undergoes constant updates, which enables the team to respond efficiently to meet the demanding project programs.

"Our fleet consists of piling rigs, a large range of heavy earthmoving machinery including cranes, excavators, bulldozers and compactors," said Ben. "We run a fleet of more than 30 trucks and trailers to meet all project requirements for material disposal and supply of material to projects."

LTE Construction Groups' clients include major property developers, large construction builders, local and state government authorities, civil infrastructure companies, landfill operators and private developers. LTE is currently working on many basements and foundation piling projects around Melbourne.

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**Below** Adcon completed the formwork, reo and concrete pour for the apartments, townhouses and the commercial tenancy for the Gadsden West Melbourne project.

**Below** Synergy was engaged to design, supply and install a façade and roof access system at Gadsden West Melbourne to assist in façade maintenance.



**Adcon Group of Companies has forged a reputation for delivering large multi-level building structures on time and on budget for its repeat clientele with projects throughout the East Coast of Australia.**

Adcon’s specialised skills were on display when delivering the formwork, reo and concrete pour for the 150 apartments, 20 townhouses and the commercial tenancy for the Gadsden West Melbourne project.

“Our in-house engineering department strives to develop formwork systems and methodologies that combine efficiency and safety,” said Structural Engineer, Nader Samuel. “We aim to deliver value to our clients by being adaptable to their needs. Our company has a vast depth of knowledge with over 30 years of construction experience.”

Adcon Group has developed a sound reputation in the industry with a host of repeat clients, who have made Adcon Group their preferred contractor.

The Adcon Group is part of the Descon Group Australia, a privately owned design and construction company with a mission to provide their clients with certainty and peace of mind.

Over 400 experienced and talented people work across Adcon’s four offices in Queensland, New South Wales and Victoria.

Clients and projects benefit from the expertise of three specialised divisions of Adcon: Adcon Engineering has decades of global experience managing the group’s commercial, residential and civil engineering requirements; Adcon Infrastructure delivers large-scale civil projects from stations and bridges to water treatment plants and tunnels; Adcon Structures understands programme, site requirements and construction methodologies to deliver the most complex jobs in a timely manner.

Current projects include CBD North Station located under Swanston Street between La Trobe Street and Franklin Street, and ANZAC Station located directly under St Kilda Road near the intersection of Albert Road and Domain Road.

*For more information contact Adcon Group, L19 – 239 George Street Brisbane QLD 4000, phone 1300 337 266, email enquiries@descongroup.com.au, website www.descongroup.com.au*

**Synergy Access Solutions was established in 2009 and specialises in the design, supply and installation of professional roof access, façade access, fall arrest and lifting solutions.**

Synergy was engaged to design, supply and install a façade and roof access system at Gadsden West, to enable a safe means of access to clean and maintain the façade of the building, along with safe access for maintenance personnel working at heights.

“The stepped and sloped façade presented challenges with the design of an abseil system that would provide abseilers safe and easy access around the building,” said Director, Allan McKellar.

“Late introduction of plunge pools and further landscaped areas meant significant reduction of access to our design. We’re working on alternative layouts and solutions to still achieve our scope.”

Synergy’s own in-house designed and fabricated davit system is being utilised for the project. “It has the greatest capacity in the distance it reaches yet is light in weight, using high strength aluminium sections seamlessly integrated with steel components,” said Allan. “It is finished in our signature red powder coat colour.”

“The building design and in particular architectural façade blending with the area’s past is striking. It’s a rewarding project as the systems we design are such that they’re integrated into the building design, hidden from public eye to keep the architectural features, yet still remain highly useful and beneficial for contractors engaged to clean and maintain the façade elements,” said Allan.

“Our davit base plates are also extremely low profile which allows our system to be hidden under landscape finishes such as paving or decking.”

Servicing Australia-wide and neighbouring countries, Synergy aims to help you always keep your workers and maintenance personnel safe, by providing a wide range of systems that are 100% compliant with Australian standards and can be applied to domestic, commercial, and industrial buildings.

*For more information contact Synergy Access Solutions, phone 1800 796 222, website www.synergyaccess.com.au*